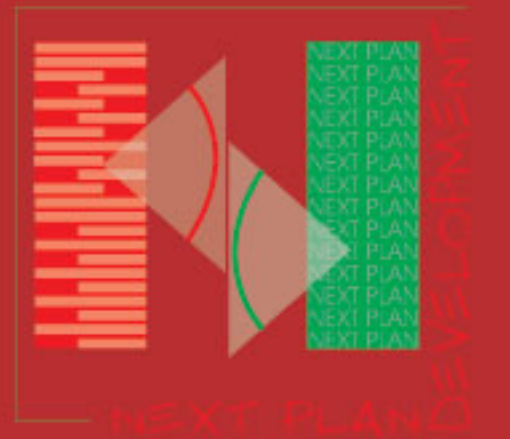




*a sign of reality and confidence*

নক্সা করে বাড়ী গড়ি, ফ্লাট কিনে সুখে থাকি....

**NPDL**  
[www.npdabd.com](http://www.npdabd.com)





# NEXT PLAN DEVELOPMENT LIMITED

a sign of reality and confidence

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# Introduction

In the recent past, Sylhet, the home of expatriate Bangladeshis & land of spiritual saints' has grown up enormously both in population & in size. Much of the expansion is due to influx of population from the outskirts of the city as it happens elsewhere in the globe. The Inevitable result has become difficult for individuals to afford suitable housing in the city. To resolve this hindrance, Next Plan Development Ltd is always offering quality homes to fulfill the fundamental needs of the city dwellers and ensure their secured & comfortable living.

Few years back, Sylhet was lacking in trusted & dependable consulting & developer firm where people can rely for planning, design & implementation of their cherished home or commercial projects. With this end in view, on July 2003, Next Plan Development Ltd launched its venture with the commitment of professionalism & reliability. Since then, we have been serving our beloved customers with trust, honesty & sincerity and within this short period of time we have turned into one of the most trusted and leading engineering consultancy firm in Sylhet.

We are our competitor; we always put emphasis on improving our architecture & other engineering design by using latest design software & modern technology. During construction our supervision is always compromise less to quality, for which we acquired enormous goodwill & reputation over the previous years. Expectations of clients to us are high & to honor their desires we are endeavoring to improve us unabated.

**"A sign of reality and confidence"**, is a simple but an extraordinary motto of NPDL. Focusing to this slogan, over the years we have successfully planned, designed and supervised many multi- storied residential and commercial buildings both in private as well as government sectors by providing the best promising service and high quality of work.

**NPDL's vision** is to make your home and building safe, durable, healthy, comfortable and decorated with modern facilities. Our motto is not merely business rather we have a social commitment. Our prime objective is to serve our esteemed clients with devotion & the best promising services, so that they feel free & comfortable and also satisfied to their fullest extent. A team of Architects, Engineers, Corporate Staff and experienced management body are always serving relentlessly to make this commitment true.

**Our mission** is to build homes keeping pace with the changes in tastes and needs of a modern lifestyle. Technological revolution has changed the demands, taste and living standard of our life all the time. Bearing this in mind, NPDL has taken initiative to build homes combining the aesthetic qualities with latest technological and architectural development. NPDL is constantly striving to maintain the confidence of its valued clients.





Engr Md. Jowel Ahmed Chowdhury  
Managing Director  
Next Plan Development Limited

## Message From Managing Director

Population boom is a real crisis in our country especially in big cities. Scarcity of land makes this problem intense. To accommodate the dwellers is now being prime concern. Government as well as private entrepreneurs have given special emphasis to solve the residential problem in the large cities. Sylhet is one of the largest and divisional cities of Bangladesh. As the population is increasing, accommodation as well as commercial & recreational places become scant at present.

Next Plan Development Ltd has started its business as an engineering consultancy firm, a sector where we got the responsibility to accommodate a huge number of people within limited space. With that in view we need to be reliable, sincere, dedicated, honest and above all professional. "Professionalism" is the key word for success nowadays and in the years to come only those companies which have a total commitment to this sector will thrive. Over the past years we have worked towards building a strong foundation and establishing a professional corporate identity for our company.

Since 2003, NPDL has got the unique opportunity to planning & design of a huge number of residential as well as commercial projects both in private and in government sector. Today, in the field of consultancy, NPDL is a recognized & trusted name, respected for its achievements, professional ethics and innovative concepts. Next Plan Development Ltd has been running by a set of enlightened individuals who are socially responsible. The success of Next Plan Development Ltd is due to hard work. We believe hard work deserves to be rewarded.

NPDL has started its venture as a consultancy firm but later we felt that there is a real scarcity in the field of real estate in Sylhet. Recently we came up as a real estate company as well as a consulting firm, especially considering the expatriate sylheties who live abroad but have dreamt to build their cherished home in their own city. Some of them feel helpless & insecure. We are ready to stretch our helping hands to you and will take all of the responsibilities to make your dream true.

We are always committed to quality, transparency, cost reduction & good service. We believe, our effort & your faith are enough to make your dream true. Our previous achievements & records speak for us. In the recent past we were and insha-allah in the future we will remain to make your dream true.

With Best Regards





Engr. Jubel Ahmed Chowdhury  
Executive Director  
Next Plan Development Limited

## Message From Executive Director

Few years past, there was a real chaos in the field of consultancy as well as real estate sector in Sylhet. Lack of awareness about construction process and scarcity of professionally committed engineering consultancy firm are the main reasons for this chaos. At such a critical moment Next Plan development ltd has started its endeavor in the field of consultancy. From the very beginning, we are always emphasizing on the quality of work.

Earthquake is a great concern & much talkative issue of Bangladesh now days, especially for Sylhet as we are situated geographically in severe earthquake zone. NPDL is very much aware about this issue and all of our structural design is being carried out on the basis of Earth quake & Wind force specification of Bangladesh National Building Code (BNBC). Safety is our first priority, considering this all of our structural design has been carried out as per BNBC Code inconjunction with American Concrete Institute (ACI) and American Standard of Testing Materials (ASTM) codes.

NPDL believes that first & most important things are delivering proper drawing & design to ensure safety & quality of work. Material quality and monitoring during construction are the two other important factors which have also a great influence on quality of work. That is why during construction, it is very important to ensure that the work is going on as per drawing & design and materials brought have been tested by designated testing authority before use.

Considering this we always emphasize on proper supervision of the projects .Our vision is to build up quality work by quality people & quality materials. We have a group of experienced & qualified engineers who can take the responsibility of ensuring the quality of work in accordance with the supplied drawing & design. Expert workmanship is also an important factor. In this regard our view is crystal clear that we will have no compromise with quality & be honest with customers, thus make a difference with other firms engaged in this field.

Last but not the least client's satisfaction is the most important thing to us. To meet their taste & demand, we are always working relentlessly to improve our services and to find out new concepts & innovative design of architectures. Insha-allah we will be step forward in future with your support & well wishes as it was in the past .

With Best Regards



# About Consultancy

**NEXT PLAN DEVELOPMENT LTD.** is the name of a renowned Architectural & Engineering consulting firm in Sylhet to provide modern technologies & services in construction arena. Consultancy & expertise at the high edge level are reflected for the construction of high & low rise buildings. Qualified and high professional engineers, architects & technicians are working together in a team for planning & designing of a building. All Designs are prepared through applying modern digital technology. Attractive computer network establishes to provide digital technology. Every effort is taken for ensuring the quality of design work for all the time. Economy design is always preferred to minimize the cost of construction.

## **Services we are offering currently:**

**Architectural Design:** Preparation of detailed floor plans of every floor showing all of the modern facilities. Details of elevations such as front elevation, side elevation as well as sectional elevation of the building showing staircase and over head water tank etc. Proposed location of the underground water tank, septic tank, and overhead water tank etc. Three dimensional presentation of the proposed building.

**Land Planning & Plotting:** You have a piece of land and want to plan it for the purpose of housing project or any other project. We will first survey your land properly and will take necessary data and then can make it into plots providing all the facilities including road, drains etc.

**3D modeling:** Visualization is a most important feature, how will be the facade of the new building?

By using modern technology and advanced design software, we can visualize your dream before establishing it.

**Animation:** Marketing of a project is very important for the purpose of trading. We can prepare animation slides for advertising in TV or any other popular media.

**Structural Design:** Preparation of layout plan, details of column and footing showing reinforcement placement, design of beams, slabs etc showing details of reinforcement placement. Structural design has been performed based on Bangladesh National Building Code (BNBC) and in accordance with earthquake regulations.

**Electrical Design:** Preparation of detail electrical drawing showing the cables layout with location of all of the amenities such as fans, light, TV, fridge, Air conditioner etc and their connectivity with switch board and Main distribution board and thereafter with the sub-station .

**Plumbing & Sanitary Design:** Preparation of detail plumbing layout showing all of the fittings & fixture of bathroom, wash basin, kitchen etc. Plan of water supply & distribution line, sewerage, waste water & storm water pipeline & their connectivity including position of duct line, layout of inspection pit and drain out line which leads to the waste water and sewage to their respective destination.

**Fire fighting system design:** Provision for fire fighting system and safety escape is crucial issue at the moment. We will provide the detail planning and design in accordance with fire fighting and safety regulation.

**Graphic Design:** Preparation of leaflets, design of sign boards, bill boards & brochures design including 3-D presentation & showing details of floor plans with interior decoration of all of the fittings & fixture and their respective placement for the purpose of marketing.

**Cost Estimation:** Details material requirement & amount of cost involved for a proposed work can be evaluated, so that clients can assess their financial involvement to the project. We do also prepare estimation for the purpose of seeking loan from any financial institution.

**Renovation work:** Sometime renovating becomes very important because of bad workmanship & would be a proper solution to modernize your building by providing attractive design using advanced technique and design software. You could change the facade or outlook of your existing building rather than demolishing the whole one.

**Supervision of the project:** NPDL believes that supplying proper drawing & design doesn't ensure good construction work. During construction it is very important to ensure that the work is going on as per drawing & design. We have a group of experienced & qualified engineers who can take the responsibility to ensure the quality of work in accordance with the supplied drawing & design.





## Elegant Shopping Mall

### client :

elegant associates ltd.

### location:

zindabazar, jollar par road,  
sylhet.

### construction area approximate :

1,17,706 Sft.

### building height :

15-storied

### building type :

car parking, shopping space,  
office space, hotel & holy day  
homes.



## Khadimpur Pashimpara Jem-E-Mosjid

### client :

khadimpur pashimpara jem-e-mosjid

### location:

khadimpur, sylhet.

### construction area approximate :

7,537 Sft.

### building height :

02-storied

### building type :

mosque

## Mamun Palace

### client :

sheikh ala uddin

### location:

angura md. pur, bianyazar, sylhet.

### construction area approximate :

5,474 Sft.

### building height :

03-storied

### building type :

duplex



## Balal Square

### client :

balal ahmed

### location:

plot-237, block-h, road-02,  
upashahar, sylhet.

### construction area approximate :

23,625 Sft.

### building height :

08-storied

### building type :

car parking, duplex unit  
& apartment.







## Star Plaza

### client :

star 50 multipurpose shopping mall pvt.ltd.

### location:

zindabazar,  
sylhet.

### construction area approximate :

1,35,000 Sft.

### building height :

15-storied

### building type :

car parking, shopping space,  
office space, studio flat & roof  
top restaurant



## Barokut Cottage

### client :

md. bodrul alom

### location:

barocut, gulapgonj, sylhet.

### construction area approximate :

4,383 Sft.

### building height :

02-storied

### building type :

duplex

## Hope Health Care

### client :

alhaj kazi shajan miah

### location:

sultanpur, sylhet.

### construction area approximate :

45,735 Sft.

### building height :

06-storied

### building type :

50 bed clinic



## Habibs Bhaban

### client :

ishmum habib chowdhury

### location:

dhupa dighir par (east),  
sylhet.

### construction area approximate :

13,594 Sft.

### building height :

07-storied

### building type :

car parking, office space.







## Pacific Tower

### client :

nabida development ltd.

### location:

168-surma valley, tupkhana, sylhet.

### construction area approximate :

1,16,672 Sft.

### building height :

15-storied

### building type :

car parking & apartment.



## Mosjid-E-Bilal(RA.)

### client :

jamia islamia abu-hurairah (ra.)

### location:

shaheb bazar, sylhet.

### construction area approximate :

9,152 Sft.

### building height :

02-storied

### building type :

mosque

## Bowere House

### client :

md. shapon ahmed

### location:

shamoli r/a, islampur, sylhet.

### construction area approximate :

8,834 Sft.

### building height :

04-storied

### building type :

car parking & apartment.



## Moon Vista

### client :

md. mokbul chowdhury

### location:

plot-06, block-h/e, upashahar, sylhet.

### construction area approximate :

11,503 Sft.

### building height :

07-storied

### building type :

car parking & apartment.







## Excelsior Height

### client :

beltree development ltd

### location:

amborkhana,  
sylhet.

### construction area approximate :

1,30,745 Sft.

### building height :

20-storied

### building type :

car parking, office space, 4\*star level  
hotel & roof top restaurant



## Mujib Palace

### client :

mujibur rahman

### location:

hazipur, golapgonj, sylhet.

### construction area approximate :

7,845 Sft.

### building height :

03-storied

### building type :

car parking & residential apartment.

## Syeda Abeda Khanom Monjil

### client :

muhin khan & gong.

### location:

rajonpur, fenchugonj, sylhet

### construction area approximate :

21,915 Sft.

### building height :

05-storied

### building type :

residential apartment.



## Hamida Residence

### client :

nurul haque

### location:

provati-10, lachubagan,  
airport road, sylhet.

### construction area approximate :

10,962 Sft.

### building height :

05-storied

### building type :

car parking, office space &  
residential apartment.







## Ali Complex

### client :

hussain associate

### location:

14-chayatoru, lamabazar, sylhet.

### construction area approximate :

54,558 Sft.

### building height :

10-storied

### building type :

car parking, office space & apartment.



## Highland City Guest House

### client :

abdul motin

### location:

silver city r/a, air port road, sylhet.

### construction area approximate :

35,586 Sft.

### building height :

08-storied

### building type :

car parking, guest house & apartment.

## Rahman Vista

### client :

motiur rahman

### location:

baluchor, sylhet.

### construction area approximate :

11,670 Sft.

### building height :

05-storied

### building type :

car parking & residential apartment



## Mitu Palace

### client :

balayet hussain mitu

### location:

kazitular, sylhet.

### construction area :

7,022 Sft.

### building height :

05-storied

### building type :

car parking & residential apartment.  
revised design







## Rashidia Palace

### client :

md. saleh ahmed & gong

### location:

135/3 rangdhanu, chowkidhiki, sylhet.

### construction area :

20,328 Sft.

### building height :

06-storied

### building type :

car parking, residential apartment



## Al Siraj Plaza

### client :

md. siraj ali

### location:

goalabazar, sylhet.

### construction area approximate :

84,620 Sft.

### building height :

11-storied

### building type :

car parking, shopping space & apartment.

## Rangan Neer

### client :

ad. abdul munim shipu

### location:

borykhandi, shout surma, sylhet.

### construction area approximate :

5,990 Sft.

### building height :

03-storied

### building type :

duplex facility



## Chowdhury Palace

### client :

sirajul islam chowdhury

### location:

gashiborni, golapgonj sylhet.

### construction area approximate :

3,688 Sft.

### building height :

02-storied

### building type :

residential







## Rahim Palace

### client :

r & f palace ltd.

### location:

24/a, kumar para  
sylhet.

### construction area approximate :

31,450 Sft.

### building height :

07-storied

### building type :

car parking, office space  
& apartment.



## Silvercity Twin Tower

### client :

md. saiful chowdhury

### location:

silver city r/a, air port road, sylhet.

### construction area approximate :

1,89,600 Sft.

### building height :

12-storied

### building type :

car parking, office space  
& apartment.

## New One Family Dwelling

### client :

adob construction l.l.c. developer

### location:

paramus, new jersey, u.s.a.

### construction area approximate :

5,268 Sft.

### building height :

02-storied

### building type :

car parking & residential apartment



## Bonolata

### client :

hazi m. shamsuddin

### location:

plot-232/1, road-01, block-h,  
uposhahar, sylhet.

### construction area approximate :

17,424 Sft.

### building height :

06-storied

### building type :

car parking & residential apartment.







## RB Tower

### client :

m/s. rahman brothers

### location:

mira bazar,  
sylhet.

### construction area approximate :

24,524 Sft.

### building height :

10-storied

### building type :

car parking & hotel



## M.M. Ali College

### client :

m.m.ali college

### location:

borni, borlekha, moulvibazar.

### construction area approximate :

14,252 Sft.

### building height :

03-storied

### building type :

college

## Fenchugonj Cottage

### client :

md. tahidur rahman chowdhury

### location:

patan tilla, fenchugonj, sylhet.

### construction area approximate :

2,885 Sft.

### building height :

02-storied

### building type :

duplex facility



## Chayaneer

### client :

hazi md. mothabbir ali

### location:

plot-69, road-03, block-e,  
uposhahar, sylhet.

### construction area approximate :

13,320 Sft.

### building height :

05-storied

### building type :

car parking & residential apartment .







## Ali Bag Tower

### client :

abul mokhshir nasir

### location:

dupa dighir par,  
sylhet.

### construction area approximate :

23,884 Sft.

### building height :

09-storied

### building type :

car parking, office space  
& apartment.



## Bijou Palace

### client :

ad. abdul munim shipu

### location:

plot-72/1, road-05, block-e, sylhet.

### construction area approximate :

3,637 Sft.

### building height :

03-storied

### building type :

car parking & residential apartment.

## Farah-Hafiz Palace

### client :

syed hafiz ahmed

### location:

pir mohalla, sylhet.

### construction area approximate :

4,028 Sft.

### building height :

02-storied

### building type :

car parking & residential apartment



## Anwar Vista

### client :

md. anwar hussain

### location:

pir mohalla,  
sylhet.

### construction area approximate :

14,500 Sft.

### building height :

06-storied

### building type :

car parking & residential apartment.







## Rajanigandha Tower

### client :

md. kaptan miah chowdhury

### location:

islampur,  
sylhet.

### construction area approximate :

61,230 Sft.

### building height :

10-storied

### building type :

car parking & apartment.



## Khan Complex

### client :

md. mahbub ahmed khan & gong

### location:

patantula, fenchugonj, sylhet.

### construction area approximate :

14,183 Sft.

### building height :

03-storied

### building type :

car parking & residential apartment.

## Sufia Complex

### client :

sufia khanom & gong

### location:

srimgol, moulvibazar.

### construction area approximate :

57,307 Sft.

### building height :

06-storied

### building type :

car parking, shopping space, office space, hotel & apartment



## Rahman's Monjil

### client :

md. elyasur rahman

### location:

shraboni 9/a, patantula,  
sylhet.

### construction area approximate :

9,418 Sft.

### building height :

04-storied

### building type :

car parking, residential apartment.







## Salaha Centre

### client :

julfiker alam chowdhury

### location:

habigonj commercial area,  
habigonj.

### construction area approximate :

19,250 Sft.

### building height :

07-storied

### building type :

car parking, office space  
& commercial.



## Khadim Cottage

### client :

abu ahmed chowdhury

### location:

khadim, sylhet.

### construction area approximate :

4,250 Sft.

### building height :

02-storied

### building type :

car parking & residential apartment.

## Atique Villa

### client :

md. atiqul haque

### location:

rajon pur, fenchugonj, sylhet.

### construction area approximate :

4,178 Sft.

### building height :

02-storied

### building type :

duplex



## Faraque Palace

### client :

alhaz faraque ahmed

### location:

jotor pur, sylhet.

### construction area approximate :

7,630 Sft.

### building height :

05-storied

### building type :

car parking & residential apartment.







## Holy Complex

### client :

md. jahunu chowdhury & gong

### location:

dargha gate,  
sylhet.

### construction area approximate :

32,892 Sft.

### building height :

10-storied

### building type :

car parking, office space, hotel  
& restaurant.



## Syed Nibash

### client :

syed shamim hossin

### location:

mohammed pur, south surma, sylhet

### construction area approximate :

6,316 Sft.

### building height :

03-storied

### building type :

residential

## Sadiq Villa

### client :

mr. sadiq

### location:

44/3-jalalabad r/a., sylhet.

### construction area approximate :

14,867 Sft.

### building height :

05-storied

### building type :

car parking & residential apartment



## Saya Nibas

### client :

alhaj shek jubayer ahmad

### location:

bhadaswar, golapgonj,  
sylhet.

### construction area approximate :

10,449 Sft.

### building height :

05-storied

### building type :

residential apartment.







## Kaniz Plaza

### client :

abdullah ahmed

### location:

zindabazar,  
sylhet.

### construction area approximate :

100,000 Sft.

### building height :

13-storied

### building type :

car parking, shopping space  
& office space.

revised design (4th to top)



## Anisha Health Care & Diagnostic Center

### client :

md. anower hussain

### location:

hasan nagar. sunamgonj.

### construction area approximate :

10,358 Sft.

### building height :

04-storied

### building type :

clinic.

revised design

## Shahibag Complex

### client :

rahman & brothers

### location:

raynagar, dorgibon, sylhet.

### construction area approximate :

56,440 Sft.

### building height :

06-storied

### building type :

car parking & commercial apartment.



## Subeschah-71

### client :

alhaj rafiqur rahman & gong

### location:

71-subeschah, housing estate road,  
amborkhana, sylhet.

### construction area approximate :

15,996 Sft.

### building height :

06-storied

### building type :

car parking & residential apartment.







## JollarPar Jame Masjid

### client :

jallarpar jame masjid committee

### location:

jallarpar road, zindabazar  
sylhet.

### construction area approximate :

52,824 Sft.

### building height :

08-storied

### building type :

car parking, shopping space,  
mosjid.



## Nogor Homes

### client :

alhaz ali akbor

### location:

pathan tulla, sylhet.

### construction area approximate :

10,870 Sft.

### building height :

06-Storied

### building type :

car parking & residential apartment.

## Rahman Neer

### client :

md. hipzur rahman

### location:

03 paira, dorga moholla, sylhet

### construction area approximate :

23,550 Sft.

### building height :

06-storied

### building type :

car parking & apartments.



## Nobigonj Regional Distribution Office

### client :

jalalabad gas transmission  
& distribution system ltd.

### location:

salamot pur, nobigonj, habigonj

### construction area :

11,498 Sft.

### building height :

04-storied

### building type :

office







## Sylhot City

### client :

step up associates ltd.

### location:

shibgonj, sylhet.

### construction area approximate :

6,58,824 Sft.

### building height :

25-storied

### building type :

car parking, shopping space, office space, a conference hall, apartments, star level hotel & revolving restaurants.



## Rubel's Home

### client :

Md. jaker Hassan

### location:

house no-52/2, block-d, gashitula.

### construction area approximate :

12,235 Sft.

### building height :

05-Storied

### building type :

car parking & residential apartment.

## City Home

### client :

md. shahidur rahman tunu & gong

### location:

82/1, Uddipon, Mirabazar, sylhet.

### construction area approximate :

31,167 Sft.

### building height :

08-storied

### building type :

car parking & commercial apartments.



## Biman Bondor Model Town

### client :

al-mokka land & company pvt. ltd.

### location:

near sylhet o. i. biman bandar, khadim nagor, sylhet.

### construction area :

250 bigha

### building height :

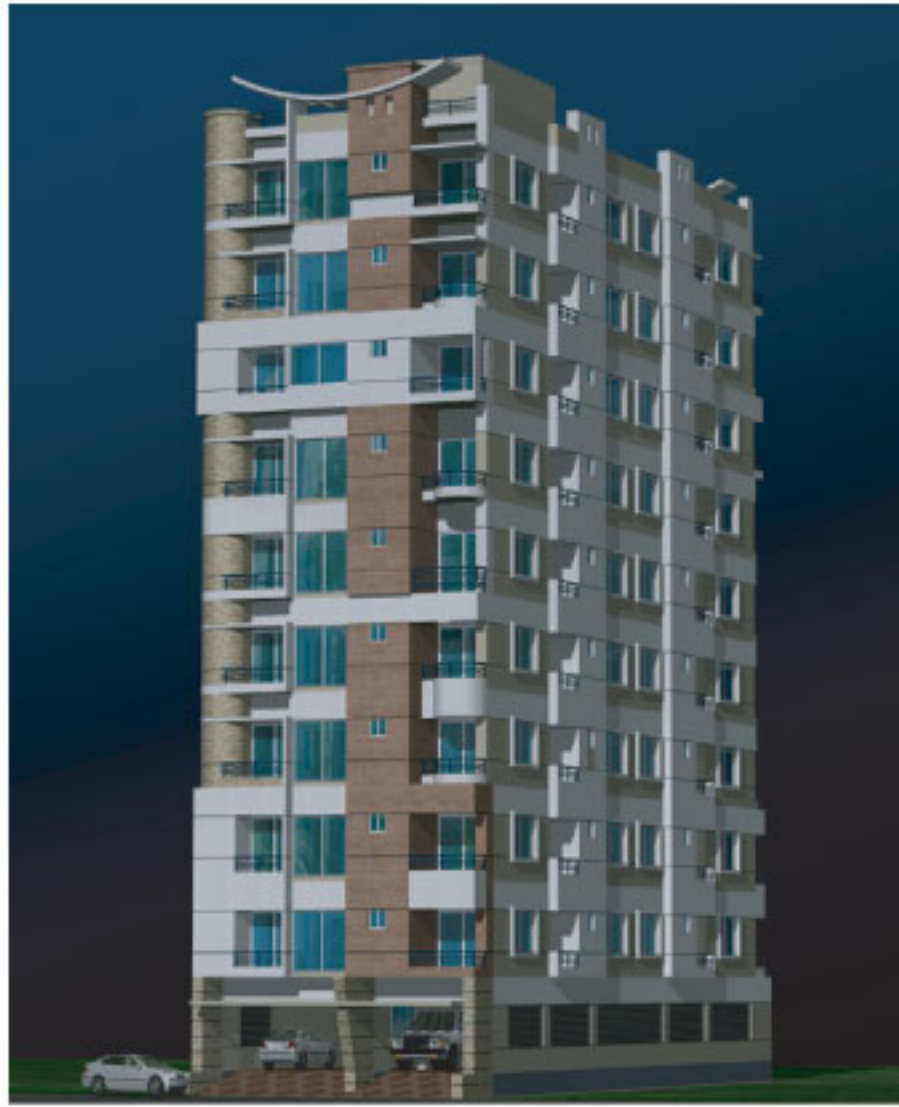
variable

### building type :

variable







## Roudro Chhaya

### client :

md. shaid ahmed

### location:

magna-28/a, dhariapara,  
sylhet.

### construction area approximate :

28,084 Sft.

### building height :

10-storied

### building type :

car parking & commercial  
apartment.



## Rukonpur Jem-E-Mosjid

### client :

rukonpur jem-e-mosjid

### location:

rukonpur, fenchugonj, sylhet.

### construction area approximate :

2,333 Sft.

### building height :

01-storied

### building type :

mosque

## Hill View Tower

### client :

hill view trading co. ltd.

### location:

khadim, sylhet.

### construction area approximate :

1,84,950 Sft.

### building height :

15-storied

### building type :

car parking, shopping space,  
office space & apartment.

3D model & brochure.



## Badrul Palace

### client :

md. badrul alom

### location:

nesarabad r/a, airport road,  
sylhet.

### construction area approximate :

8,181 Sft.

### building height :

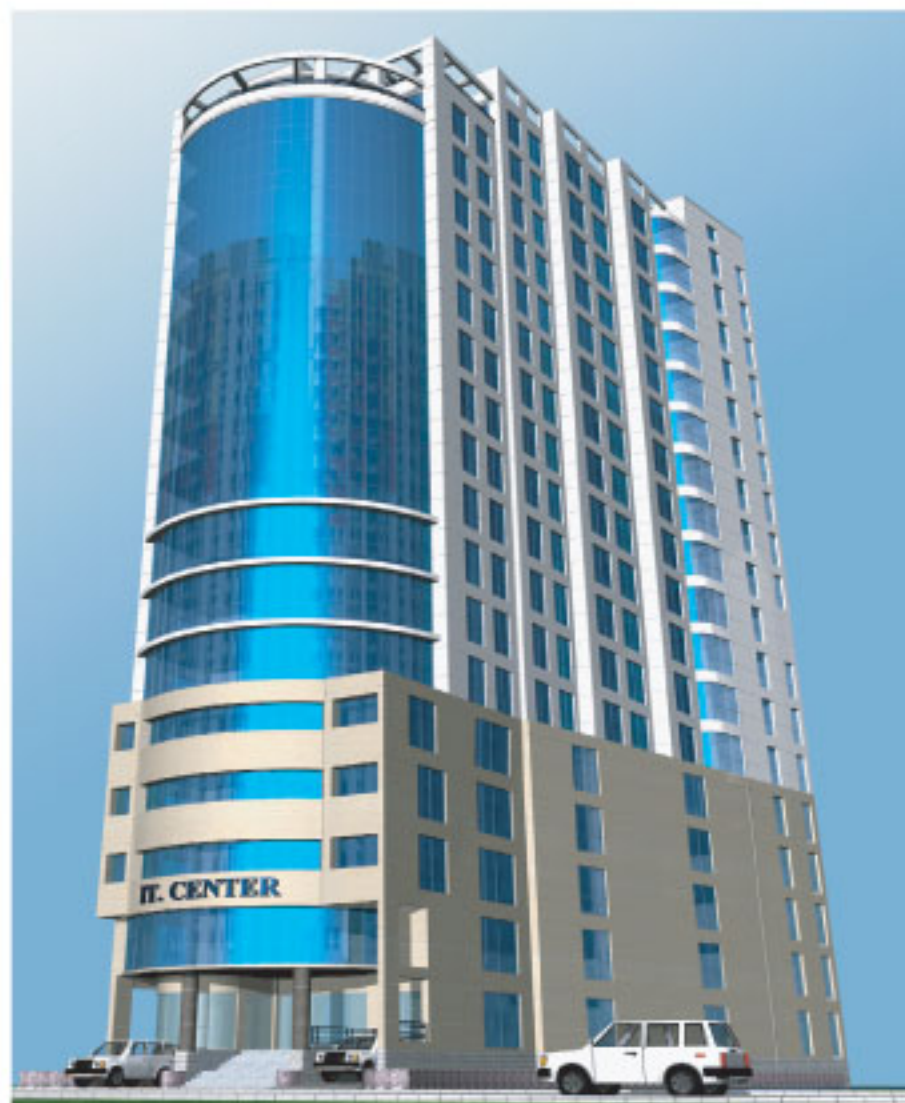
04-storied

### building type :

car parking & residential apartment.







## IT Center

### client :

red sea property developers

### location:

jallar par road, zindabazar,  
sylhet.

### construction area approximate :

1,23,570 Sft.

### building height :

20-storied

### building type :

car parking, it market  
& office space.



## Rahman Cottage

### client :

muhibur rahman

### location:

upakhanta, sylhet

### construction area approximate :

11,261 Sft.

### building height :

06-storied

### building type :

residential

## Kashana Complex

### client :

nazmul islam chowdhury

### location:

noyashorok, sylhet

### construction area approximate :

14,104 Sft.

### building height :

04-storied

### building type :

car parking & commercial space.



## Shalim Cottage

### client :

alhaj shalim sultan

### location:

silver city housing,  
sylhet

### construction area approximate :

10,011 Sft.

### building height :

06-storied

### building type :

car parking & residential apartment.







## Jamea Houssainia Islamia Madrasha

### client :

jamea houssainia islamia madrasha

### location:

Jarjari Para,  
sylhet.

### construction area approximate :

19,181 Sft.

### building height :

10-storied

### building type :

car parking, office space,  
class room, hostel.



## Sadek Palace

### client :

md. nazmul haque (sadek)

### location:

101-boshundora, raynagor, sylhet.

### construction area approximate :

10,589 Sft.

### building height :

06-storied

### building type :

car parking & residential.

## Mashud Palace

### client :

musharf hussain mashud

### location:

house no-107/A, khoridi para, sylhet

### construction area approximate :

17,611 Sft.

### building height :

05-storied

### building type :

car parking & residential apartment



## Nasir Manjil

### client :

somir uddin

### location:

95/1, baishaki, kharadip  
sylhet.

### construction area approximate :

16,678 Sft.

### building height :

06-storied

### building type :

residential apartment.







## Oriental Shopping Center

### client :

a. rahim & gong

### location:

bondor bazar,  
sylhet.

### construction area approximate :

51,924 Sft.

### building height :

10-storied

### building type :

car parking, hotel & restaurant.

3D model & brochure.



## Shah City-01

### client :

shahjalal city development ltd

### location:

commercial area, hobigonj.

### construction area approximate :

4235 Decimal

### building height :

variable

### building type :

variable



## Darul Aman Green Palace

### client :

mr. athur rahman & gong

### location:

77-ever green, jarjari para, sylhet.

### construction area approximate :

32,380 Sft.

### building height :

07-storied

### building type :

car parking & Apartment.

3D model & brochure.

## Asmath Ali Complex

### client :

saiful alom mahabub

### location:

college road, biswanat,  
sylhet.

### construction area approximate :

21,013 Sft.

### building height :

06-storied

### building type :

car parking, shopping space, office  
space & apartment .

revised design





# About Real Estate

**NEXT PLAN DEVELOPMENT LTD.** is one of the leading consultancy firm in Sylhet. Recently we have turned into as a real estate company. From the very inception, we have won the confidence and goodwill of our client's by friendly service, honesty, sincerity, total commitment & hard work. Within a short span of time, **NPDL** has grown into a renowned and dependable organization building elegant, aesthetically pleasing structures that grace Sylhet's finest beauty. As we are engaged in consultancy since long, we have found that there is a real shortage of a trustworthy, professionally committed, modern & technologically enriched real estate firm in Sylhet. Our beloved clients also have repeatedly requested us to enter into the real estate sector, specially the NRB people who desperately need an honest, dynamic & professionally committed real estate firm.

**NPDL** uses the highest quality building materials and finishing products to ensure durability and customer satisfaction. Our main concentration has been in the prime attractive locations of Sylhet city, the emphasis being on sound construction and aesthetic design. Efforts are underway to cater the needs of clients in every market segment.

## Services we are currently offering:

**Real Estate Development:** Do you have a piece of Land and want to build it up? Do not have enough time and manpower to engage on it or don't want to invest yourself. You can undoubtedly rely on us. We are the right organization who will give you hassle free service and will develop your land in accordance with your satisfaction. We will offer you very competitive and attractive percentage of apportion.

**Building Contact:** **NPDL** may take the responsibility of your building, either for civil work only or for complete project handover depending on client's desire. People who have their lands and have enough funds to invest but do not have enough time and manpower or do not like any hassle then you can take our heartiest service. We will take the overall responsibility from the beginning to the absolute dead end of your project. Please visit us and consult us. We are always ready to offer you very competitive and reasonable rate.

**NRB Corner:** NRB's are the heart bit of our national economy but unfortunately they often feel insecure and helpless for any of their needs irrespective of building up a house, buying an apartment or commercial space or to invest in any productive sector. We are the right people who cordially welcome you in our venue, for any of your needs related to real estate sector.



## INTRODUCING OF NPD Sunflower

We are very much delighted to have the opportunity to introduce you "NPD SUNFLOWER" an exclusive residential apartment complex located at plot # 1/2 (One by two), Road # 01 (One), Block # E , Shajalal Housing Estate, Sylhet.

A superb location, very close to Uposhohor main Road & Rose View Hotel. Excellent road communication and close proximity to city life amenities such as shopping malls, swimming pool, park, Mosque, School, College, University & Hospital etc.

"NPD SUNFLOWER" will be a basement plus 06 (six) storied residential building of which ground floor consist of parking space and one apartment on the back, other five residential floors above, which consist of two beautiful apartments spread on each floor, a symbol of perfect contemporary architecture, equipped with modern & stylish fittings and fixtures. Most modern and latest aristocrat design has been developed for you considering the functional aspect, structural strength & durability.

While designing, Architects put most of their efforts on maximization of the functional aspects keeping in mind the aesthetic sense. All the apartments have got 03 (three) sides open, so that they are well ventilated with sufficient fresh air & sky light entrance. A total of only 11(Eleven) apartments will be built in this building. All the modern facilities will prevail there including one spacious staircase along with one standard size lift, wide lobby & reception. The project will officially commence on September, 2011 and is scheduled to be completed within 24 months.

This brochure will provide you all the relevant details. You are highly appreciated to share your ideas & experience for any further improvement. Our ever-friendly marketing team is always ready to meet your all sorts of queries.





# NPD Sunflower

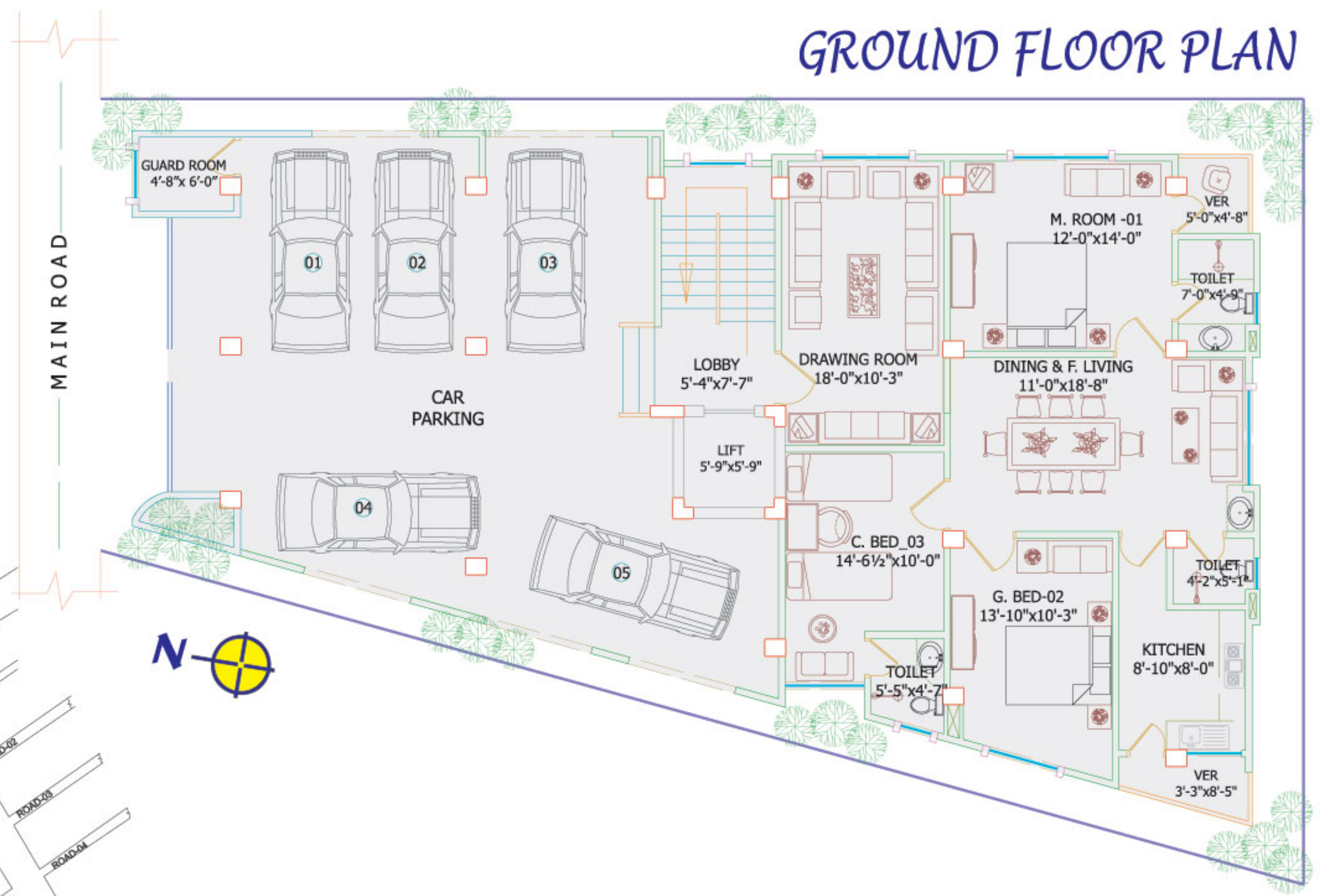
Project Name :	NPD Sunflower
Location :	Plot No-1/2, Road No-1, Block No-'E', Shahajalal Uposhohor, Sylhet.
Land area:	3.5 Khata
Storied:	7(Seven) Storied.
Building Type:	Apartment.
Apartment Size:	A-1280 sft, B-1085 sft.
Total Apartment :	11 (Eleven)
Work Start:	September-2011.
Hand Over:	August-2013.
Developer:	<b>NEXT PLAN DEVELOPMENT LTD.</b>







# GROUND FLOOR PLAN

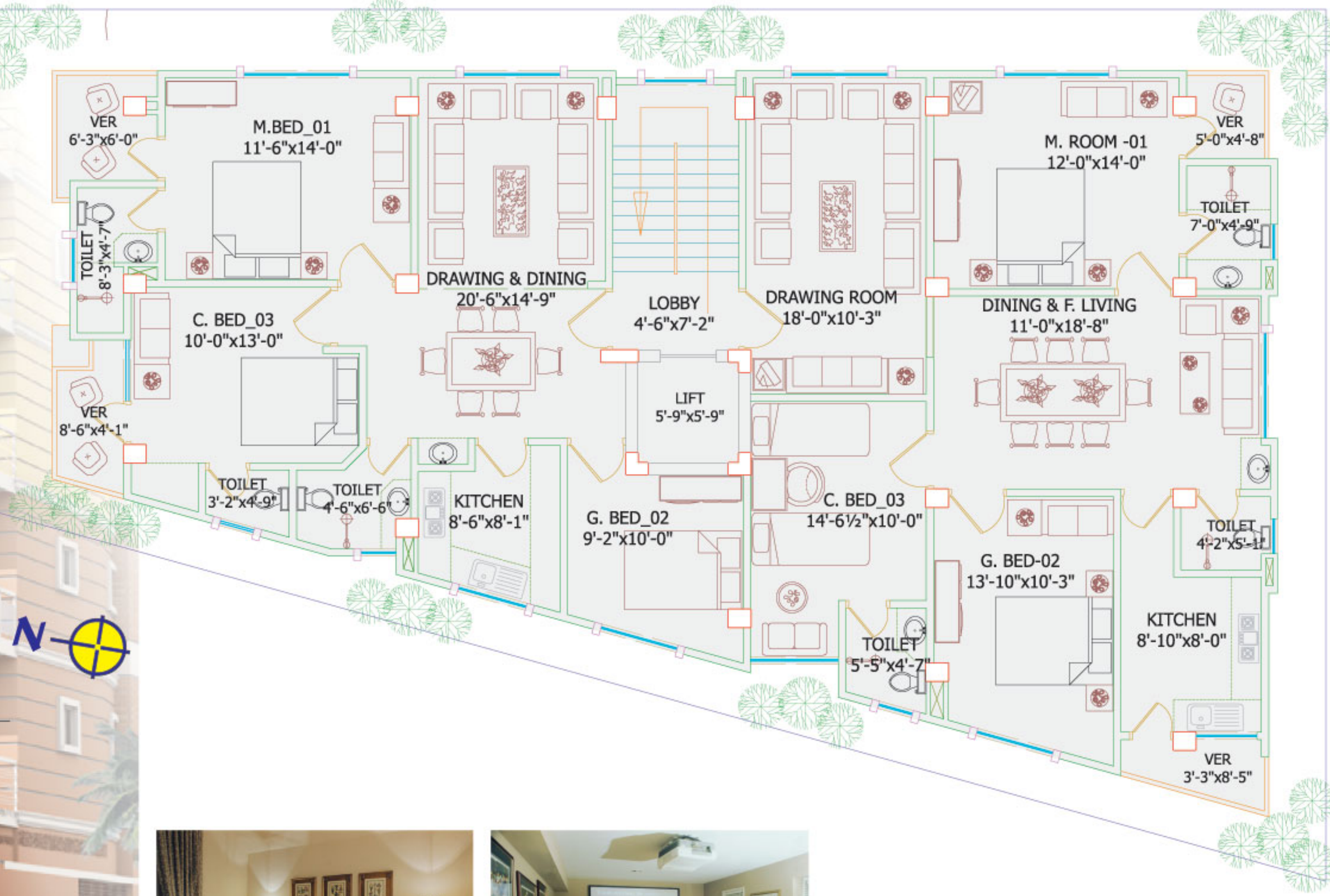


## LOCATION MAP





# TYPICAL FLOOR PLAN

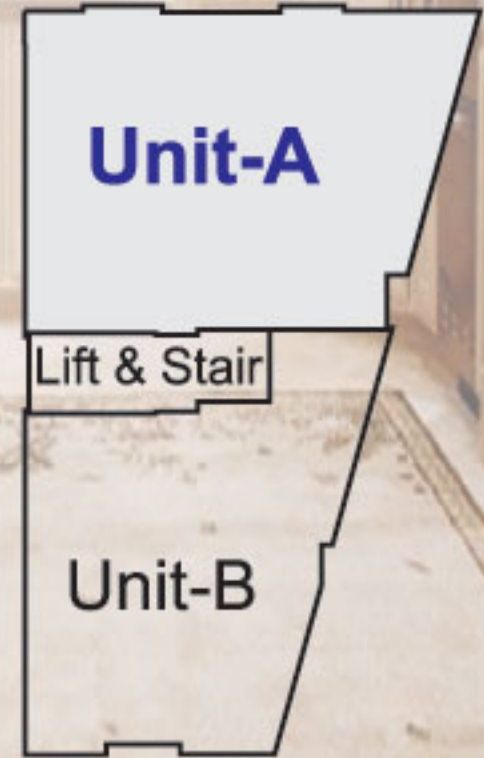




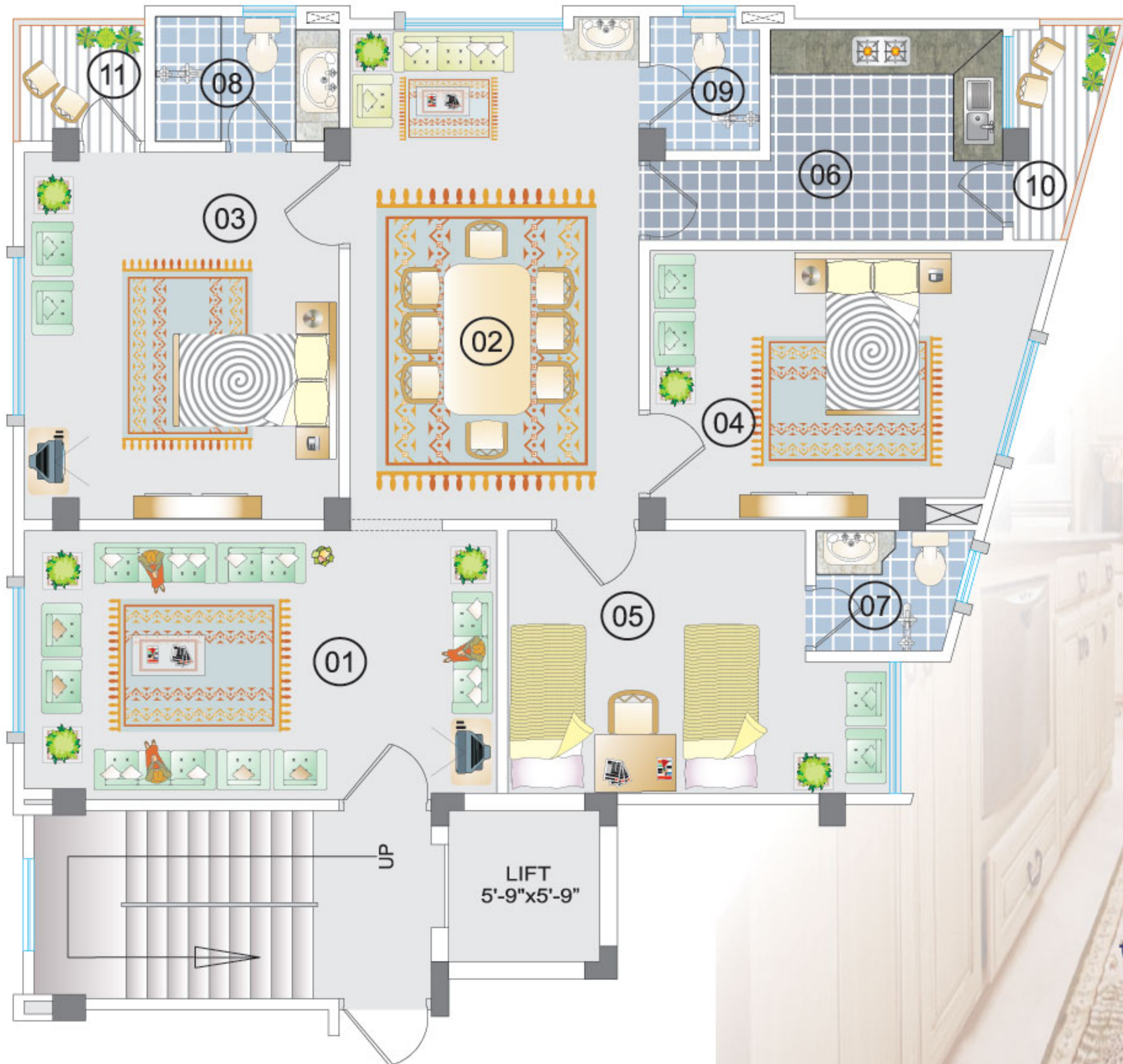
# NPD Sunflower

## UNIT-A = 1280 sft

- 01) Drawing-18'-0"x10'-3"
- 02) Dining & F.Living-11'-0"x18'-8"
- 03) M.Bed-12'-0"x14'-0"
- 04) G.Bed-14'-0"x10'-3"
- 05) C.Bed-15'-0"x10'-0"
- 06) Kitchen-8'-10"x8'-0"
- 07) Toilet- 5'-6"x4'-7"
- 08) Toilet- 7'-0"x4'-9"
- 09) Toilet- 4'-2"x5'-1"
- 10) Verandha-3'-3"x8'-5"
- 11) Verandha-5'-0"x4'-8"



KEY PLAN

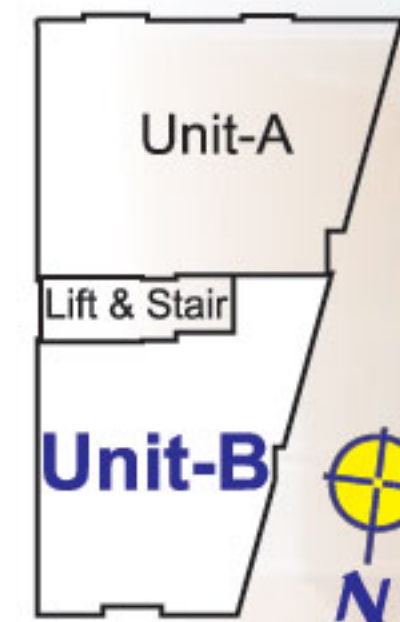






# NPD Sunflower UNIT-B=1085 sft

- 01) Drawing - 12'-0"x10'-8"
- 02) Dining- 8'-8"x14'-9"
- 03) M. Bed- 11'-6"x14'-0"
- 04) C. Bed- 10'-0"x13'-0"
- 05) G. Bed- 9'-2"x10'-0"
- 06) Kitchen- 8'-6"x8'-1"
- 07) Toilet- 4'-6"x6'-6"
- 08) Toilet- 3'-2"x4'-9"
- 09) Toilet- 8'-3"x4'-7"
- 10) Verandha- 8'-6"x4'-1"
- 11) Verandha- 6'-3"x6'-0"



KEY PLAN



# INTRODUCING Of NPD Rose

It is our immense pleasure to have another opportunity to introduce you "NPD ROSE", the 2<sup>nd</sup> venture of NPDL family. An exclusive residential apartment complex located at 147, Nobab Road, Khajol Shah, Sylhet.

"NPD ROSE" is a 08 (Eight) storied residential building of which ground floor consists of parking space and one apartment in the right. There are seven other residential floors above which consist of two apartments each. This building consists of only 15 (Fifteen) luxurious flats with ample open space and aeration facility. One spacious staircase along with one standard size lift and wide lobby will be there. All apartments are open from, three sides, so that they are well ventilated with sufficient sky light facility.

"NPD ROSE" is situated at an excellent location, very close to Sylhet M.A.G. Osmani Medical College & Hospital, Niramoy Polyclinic, LGED Sylhet Head Office, Income Tax Office, PDB Office etc all are within walking distance from this location. Sylhet International University, Blue Bird school, Sylhet Radio Station, Sylhet Stadium, Police line etc are of about 150 yards away from the project location. Excellent road communication and close proximity to city life amenities such as Shopping Malls, Restaurants, Swimming Pool, Park, Mosque, Hospitals & Educational Institutions makes this project unique for living.

A team of dedicated professional, dynamic architects & structural engineers have worked hard to create a design unique in aesthetic view, functional aspects, structural strength and durability. In an individual apartment, privacy has been emphasized by spreading the layout end to end. Every part of the apartment has been designed considering the free movement of sufficient fresh air, light & ventilation facilities for the ultimate residential living.

Details of this project will be found in the relevant section of this brochure. You are always welcome to share your views & ideas for any further improvement. Our ever-friendly marketing team is always ready to meet your all sorts of queries.





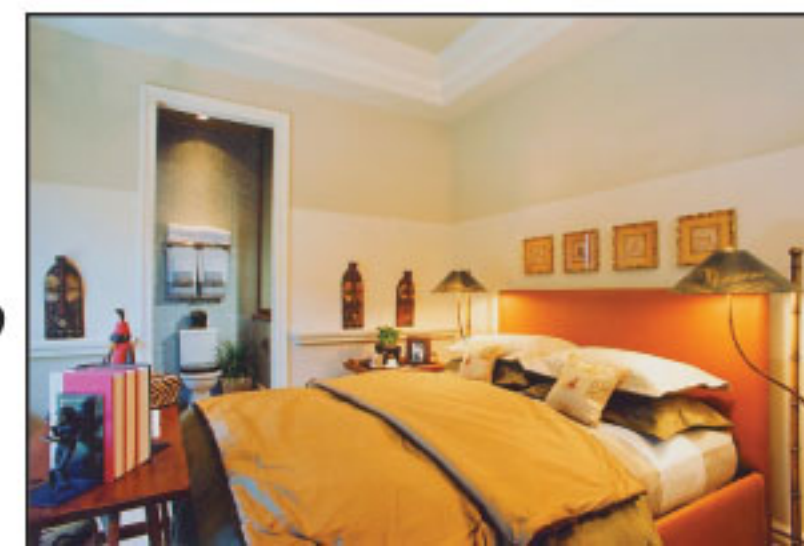
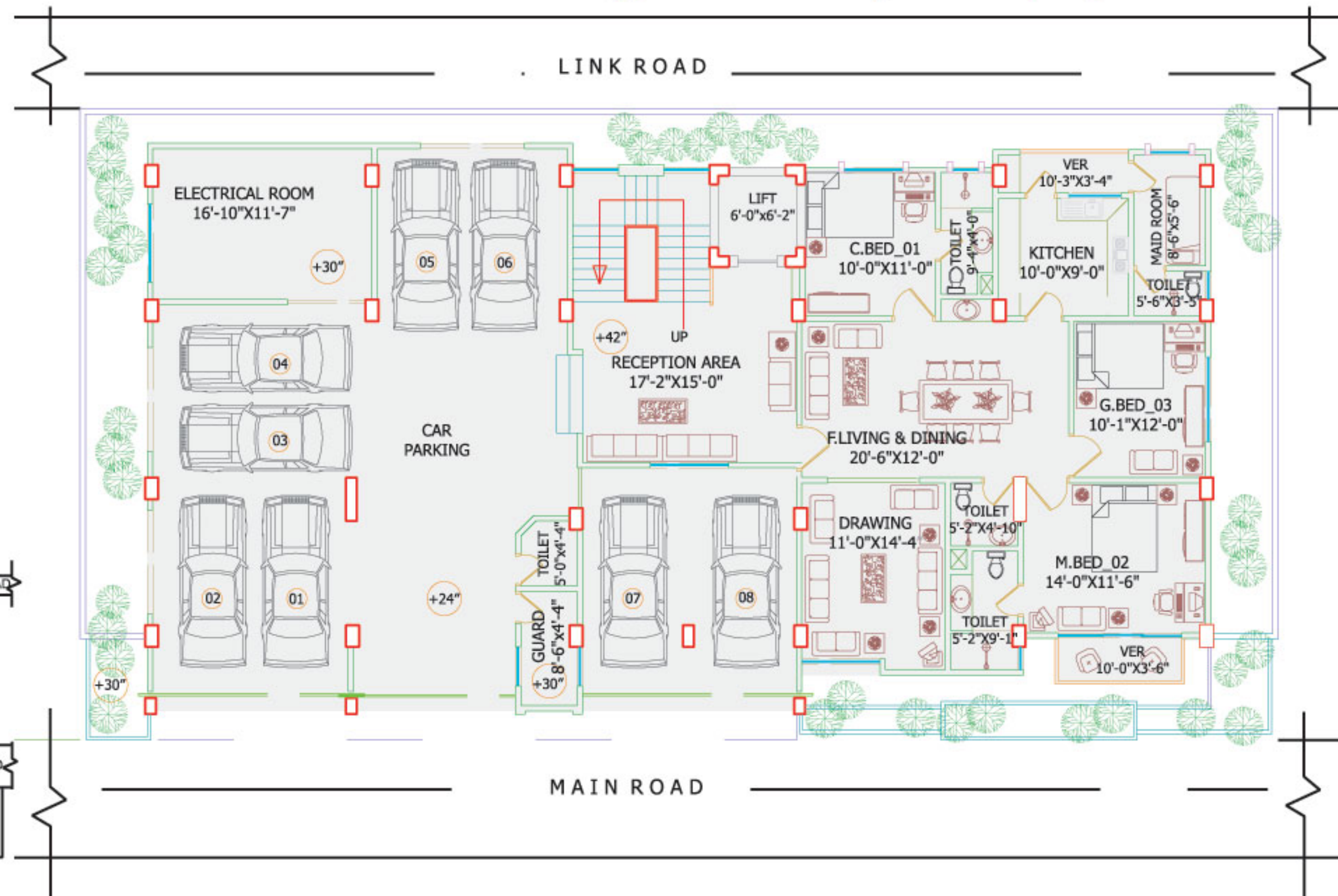
## NPD Rose

Project Name :	NPD Rose.
Location :	147 Nobab Road, Kajol Sha, Sylhet.
Land area:	5.20 Khata.
Storied:	8(Eight) Storied.
Building Type:	Apartment.
Apartment Size:	A-1773 sft, B-1672 sft. X- 1480 sft.
Total Apartment :	15 (Fifteen)
Work Start:	September-2011.
Hand Over:	August-2014.
Developer:	<b>NEXT PLAN DEVELOPMENT LTD.</b>



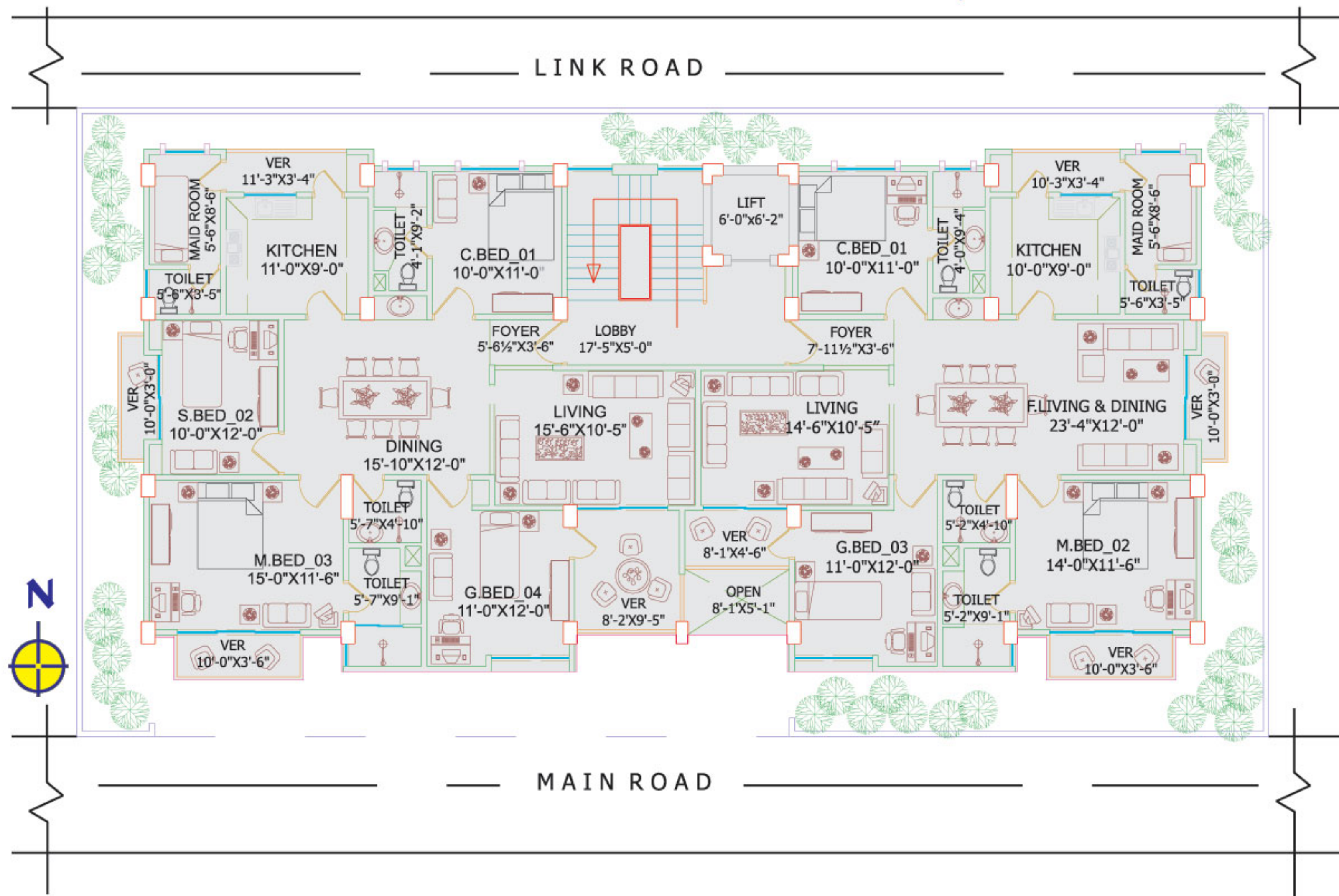
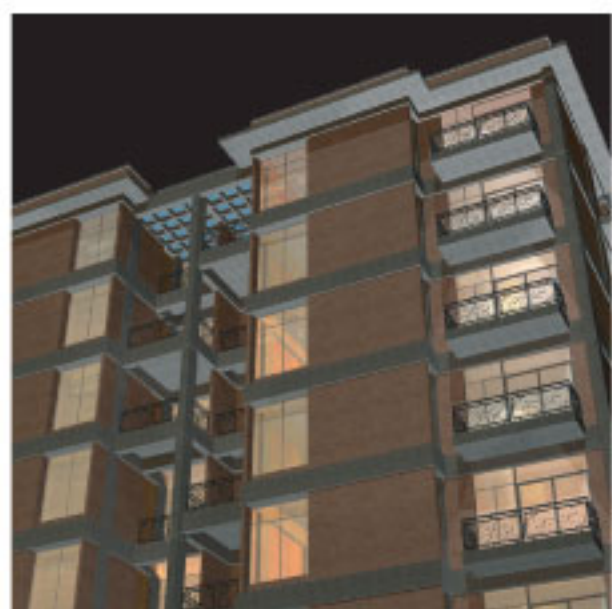


# GROUND FLOOR PLAN





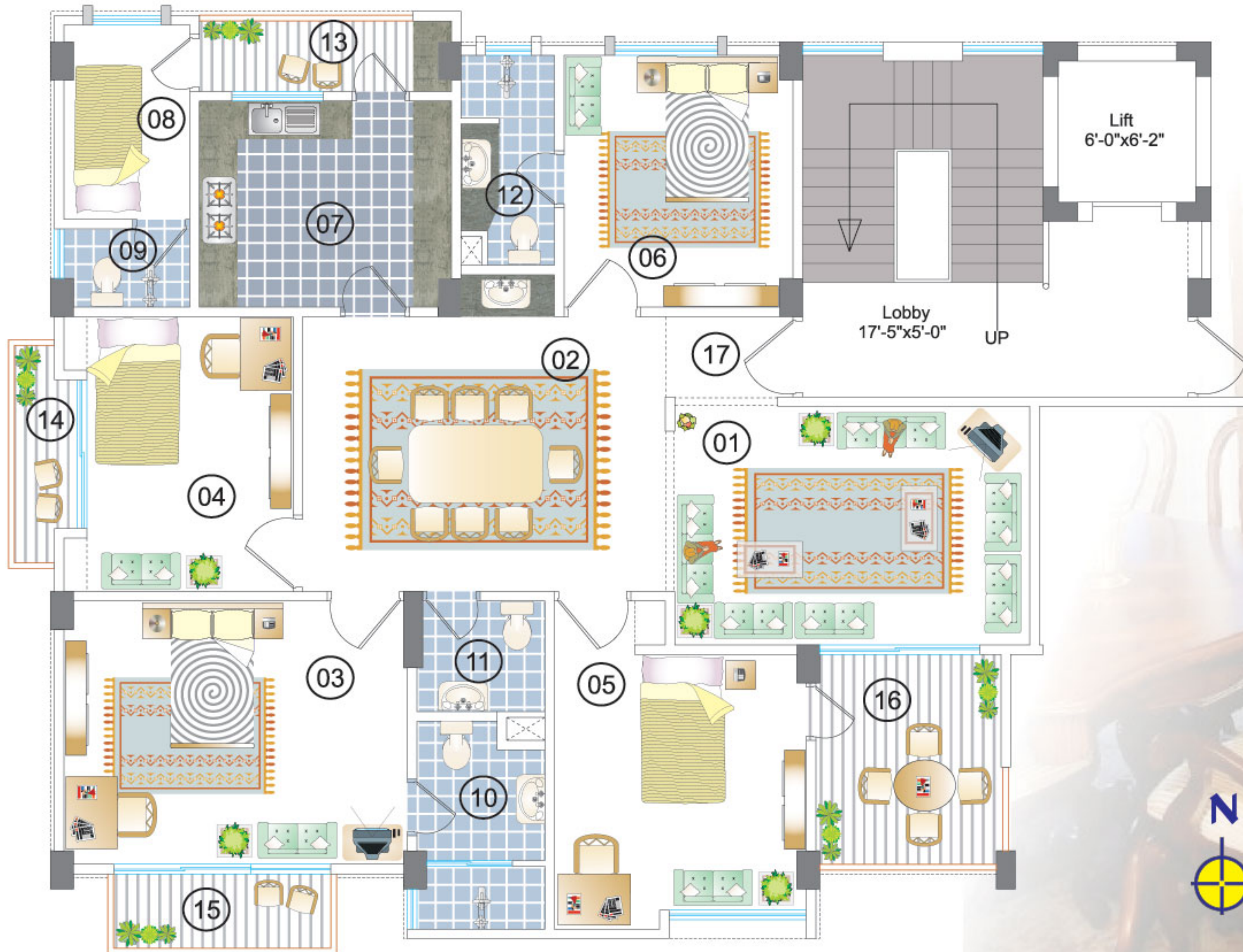
# TYPICAL FLOOR PLAN





# NPD Rose

## UNIT-A=1773 sft



- 01) Living- 15'-6"X10'-5"
- 02) Dining- 15'-10"X12'-0"
- 03) M. Bed- 15'-0"X11'-6"
- 04) S. Bed- 10'-0"X12'-0"
- 05) G. Bed- 11'-0"X12'-0"
- 06) C. Bed- 10'-0"X11'-0"
- 07) Kitchen- 11'-0"X9'-0"
- 08) Maid Room- 5'-6"X8'-6"
- 09) Toilet- 5'-6"X3'-5"
- 10) Toilet- 5'-7"X9'-1"
- 11) Toilet- 5'-7"X4'-10"
- 12) Toilet- 4'-1"X9'-2"
- 13) Verandha- 11'-3"X3'-4"
- 14) Verandha- 10'-0"X3'-0"
- 15) Verandha- 10'-0"X3'-6"
- 16) Verandha- 8'-2"X9'-5"
- 17) Foyer- 5'-6½"X3'-6"



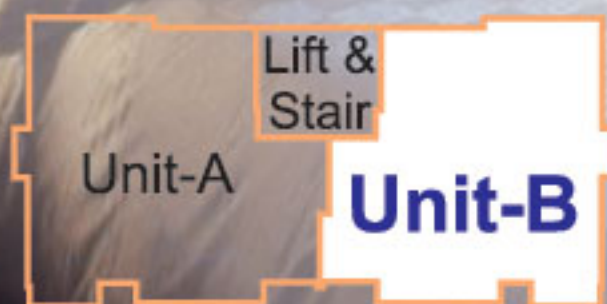
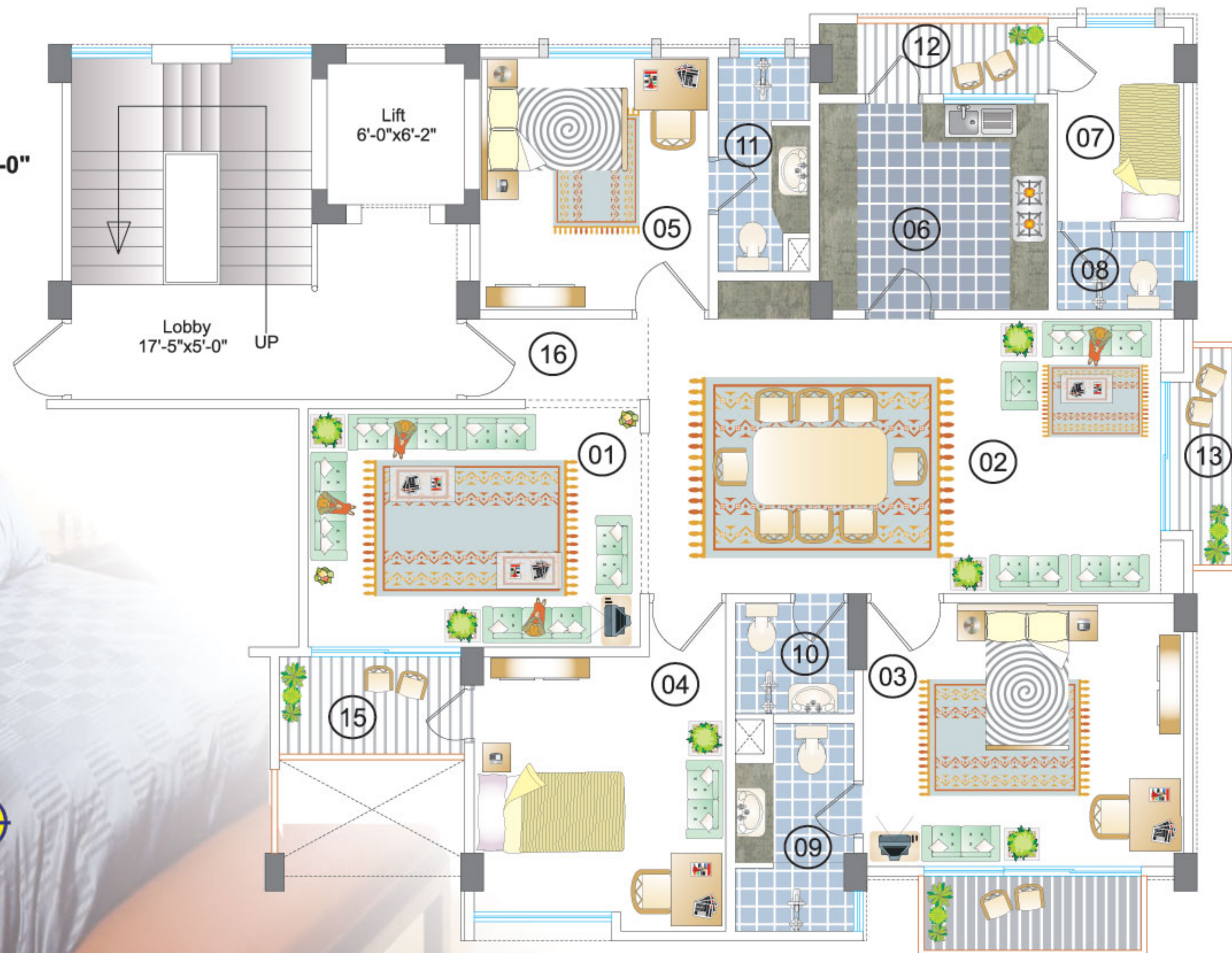
KEY PLAN



# NPD Rose

## UNIT-B=1672 sft

- 01) Living- 15'-6"X10'-5"
- 02) F. Living & Dining-23'-4"X12'-0"
- 03) M. Bed- 14'-0"X11'-6"
- 04) G. Bed- 11'-0"X12'-0"
- 05) C. Bed- 10'-0"X11'-0"
- 06) Kitchen- 10'-0"X9'-0"
- 07) Maid Room- 5'-6"X8'-6"
- 08) Toilet- 5'-6"X3'-5"
- 09) Toilet- 5'-2"X9'-1"
- 10) Toilet- 5'-2"X4'-10"
- 11) Toilet- 4'-0"X9'-4"
- 12) Verandha- 10'-3"X3'-4"
- 13) Verandha- 10'-0"X3'-0"
- 14) Verandha- 10'-0"X3'-6"
- 15) Verandha- 8'-1"X4'-6"
- 16) Foyer- 7'-11½"X3'-6"



KEY PLAN



## *Key person of "NPDL"*

### **Advisor :**

**Habibur Rahman Chowdhury** (MA B.ed)  
Director(Retired)Fire Service & Civil Defense,  
Gov. Of Bangladesh.

### **Management Team:**

**Dr Meherun Nessa Mitha Chowdhury**  
Chairman

**Engr Md. Jowel Ahmed Chowdhury**  
Managing Director

**Engr. Jubel Ahmed Chowdhury**  
Executive Director

### **Architectural Team:**

**MD. KHALED SAIFULLA**  
B. Sc -in-Architecture.  
IAB-CS-059  
Rajuk Reg. No: A-00494

**Fahmida Haque**  
IAB-H-121, BUET.

**A. S. M. Ziaul Haque**  
B. Arch. Khulna University

### **Structural Team:**

**MAINUDDIN AHMED**  
M.Sc.Engg.(Civil) BUET,  
FIEB-5393

**ZAYEDUR RAHIM**  
PEng.  
FIEB-4855

**A.K.M. SAIFUL BARI**  
PEng.  
M-14545

**Ali Bahar Chowdhury**  
B. Sc Engr (Civil), MIEB-21057  
PGD in Management (UK)

### **Electrical Team:**

**Ashit Bhusan Deb**  
B.Sc Engineer (EEE),BUET.  
F-6897

### **Plumbing & Fire Fighting Team:**

**K.M. Idrisur Rahman**  
MIEB-5915  
Rajuk, DMINB-ME-0004

### **Electro Mechanical Team:**

**Md. Hasmotuzzaman**  
B.Sc.Engr. (Mechanical) BUET,  
M-10755

### **IT Team:**

**Md. Rayhan Chowdhury**  
B. Sc Engr (Civil)

Value our commitment

No compromise with quality

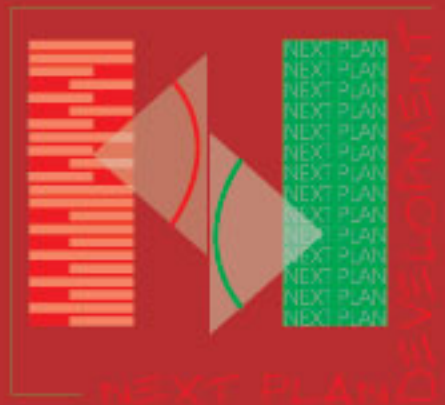
Ensure Clients satisfaction

Safety in construction

Modern technology & techniques

Beautification of design





## **NEXT PLAN DEVELOPMENT LIMITED**

**First Floor, Kaniz Plaza, Zindabazar, Sylhet.**

**Dial: 0821-813933, 0181 9580456, 0174 0958269, 0171 5356380**

**Web: [www.npdbd.com](http://www.npdbd.com), E-mail: [info@npdbd.com](mailto:info@npdbd.com), [jowel@npdbd.com](mailto:jowel@npdbd.com), [jubel@npdbd.com](mailto:jubel@npdbd.com)**